









24 Filbert Street, Chippenham, SN15 1FT £290,000

Set at the bottom of a cul de sac, fronting on to an established green area, this generous two bedroom semi detached home has been well cared for by the current owners. Comprising; entrance hall, lounge, lobby, cloakroom and kitchen/dining room with French doors leading to the garden on the ground floor. On the first floor there is a 11'07" x 11' main bedroom, further double bedroom and bathroom. To the rear the garden has been landscaped to provide areas of patio, lawn, raised beds and shingle stone seating area with gated access to the front. Offered for sale with NO ONWARD CHAIN.

#### **Entrance Hall**

Double glazed front door, radiator, vinyl flooring, door to the lounge and stairs to the first floor.

## Lounge 12'07" x 11'07" (3.84m x 3.53m)



Double glazed window to the front, two radiators and door to the inner hall.



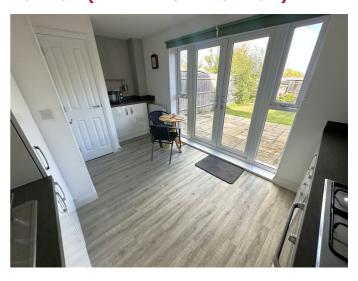
#### **Inner Hall**

Door to the cloakroom, door to the kitchen and vinyl flooring.

## Cloakroom

Toilet, wash hand basin, radiator and vinyl flooring.

## Kitchen/Dining Room 14'08" x 9'03" maximum (4.47m x 2.82m maximum)



Double glazed French doors to the garden, radiator, vinyl flooring, space for a table and chairs, storage cupboard, range of floor and wall mounted units, gas hob, extractor fan, electric oven, integral washing machine, dishwasher and fridge/freezer.





#### Landing

Loft access, radiator and doors to the bedrooms and bathroom.

## Bedroom One 11'07" x 11' (3.53m x 3.35m)



Double glazed window to the front, radiator and two built in cupboards.



Bedroom Two 11'02" x 8'04" (3.40m x 2.54m)



Double glazed window to the rear and radiator.

## Bathroom 6'08" x 6'01" (2.03m x 1.85m)



Double glazed window to the rear, radiator, vinyl flooring, toilet, wash hand basin and bath with shower screen and mains shower over.

#### Garden



Landscaped garden providing areas of patio, lawn and raised bedding connected by shingle stone paths. There is a garden store, garden shed and gated side access.

#### **Parking**

The property has two side by side spaces located in front of the house.

#### **Tenure**

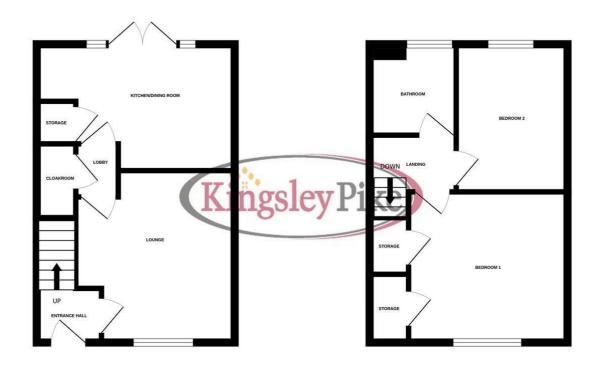
We are advised by the .GOV website that the property is freehold. There is an annual estate management charge payable of circa £110.

#### **Council Tax**

We are advised by the .GOV website that the property is band C.

GROUND FLOOR 314 sq.ft. (29.2 sq.m.) approx.

1ST FLOOR 312 sq.ft. (29.0 sq.m.) approx.



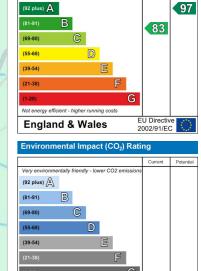
2 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx

## **Area Map**

# Langley Burrell Not energy efficient - higher running costs **England & Wales** (92 plus) 🔼 (81-91) Coogle **England & Wales** Map data @2025

## **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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